

NEW YORK GROWING FASTER THAN EVER.

Buildings So Far Begun
This Year Cost \$100,-
000,000.

WOULD MAKE A BIG CITY.

Add More to Tax Values Than
the Total Value of Many
Up-State Counties.

TAX VALUES OF THE RICHEST COUNTIES.

Counties	1898.
Albany	\$91,112,867
Essex	272,195,954
Kings	570,107,742
Monroe	136,401,485
Onondaga	102,246,389
Queens	82,500,543
Rensselaer	71,348,707
Richmond	24,371,551
Westchester	187,000,556
New York	1,856,467,923

BUILDINGS ADDED TO CITY'S WEALTH.

This table shows the cost of new buildings and alterations in New York since January 1, 1896.

	First 9 Months.	Whole Year.
1896	\$62,428,805	\$80,357,827
1897	68,504,190	91,860,147
1898	60,075,652	78,484,627
1899*	97,390,195	100,000,000
Total		\$350,702,601

*Total shows year 1899 to November 11.

The city of New York, not yet three years old, has been growing like a healthy youngster since January 1. It has already broken the record of growth for previous years.

To be explicit, the sum of \$100,000,000 has been or will be expended on building operations undertaken within the city limits up to November 11 since the year began.

At Eighteenth street and Fourth avenue is a department of the city government one of whose special duties is to watch over and regulate the development of the city. The Building Department, besides seeing to it that all structures standing are safe for their occupants, issues permits for the construction of new ones. Before these permits are issued, plans and specifications have to be filed, together with estimates of the cost of the new work.

Thus far in 1899 permits for 3,879 new buildings have been issued. The first of these, the Mutual Life Building, costing \$1,000,000, for which plans were filed on November 11, brought the year's total estimated cost up to the sum of \$100,000,000.

Estimates a Low Valuation.
It is said that when a man undertakes to build a house he has to draw an extra check to his builder for "extras," or the additional cost of things done over and above what the original plans called for. This was a favorite argument of Lieutenant Governor Woodcock when the extra cost of the canal improvements was a political issue, and hence it must be so, therefore there is no fear that the work done will fall below the estimate of cost.

Not Deterred by Taxes.
There was some apprehension that the increased tax rate, combined with the increased valuation placed upon real property by the Department of Taxes and Assessments, would deter some builders from extensive operations. The contrary, however, has been the case. The more it has cost to own a house, the more anxious, it appears, people have become to possess one.

Moreover, the boom in building has advanced the wages of workmen and made them hard to get. Every building contractor has complained of a scarcity of skilled labor in nearly every branch, while even more men could be used than the market supplies.

Again prices of building materials have advanced heavily. In steel alone the cost is at least 50 per cent more than it was last year. Bricks cost more, and so do stone, lime, cement—everything that goes into a building, whether it be a steel office structure or a dwelling.

Notwithstanding all these forbidding conditions investors are paying contractors to set out as many trees as you require in your block, and thereby add to the beauty as well as to the value of the neighborhood. All other information will also be supplied by him. This is the time for planting. Do not delay.

Some Costly Buildings.
Some of the more costly of the new structures are:

The American Exchange National Bank, Cedar street and Broadway, \$400,000.
Addition to the Hotel Manhattan, Forty-third street and Madison avenue, \$750,000.
Third Avenue Railway power house, Two Hundred and Sixteenth street and Ninth avenue, \$1,000,000.
Roman Catholic Orphan Asylum, Sedgewick avenue, \$500,000.
Lying-in Hospital, Seventeenth street and Second avenue, \$800,000.
Andrew Carnegie's mansion, Fifth avenue and Nineteenth street, \$500,000.
Mutual Life Insurance building (two additions), Liberty and Cedar streets, \$1,000,000.

Several apartment houses on the upper West side of town will cost more than \$500,000 each.
Dwellings from every class, from the modest suburban cottage to a Fifth avenue palace, are being built at the rate of one hundred millions of dollars conveys no impression to some minds and very little to the average man. Some comparisons will show what a huge city New York is and what a vast industry this making of new buildings.

Take for illustration the assessed value of property outside of New York City. The State Board of Equalization insists that rural property is assessed at more than its true value than metropolitan houses and lots.

Some Comparisons.
The addition to New York City's taxable wealth is greater than the whole of Albany County, whose great territory of rich agricultural land and the large and rich city of Albany are worth together only \$91,112,867. The city of Buffalo and Erie County are worth only 170 per cent more than the new buildings New York is putting up. Monroe County, including the city of Rochester, could boast of being worth only \$56,000,000 more than \$100,000,000, the addition to New York this year.

With \$100,000,000 we could buy and fence in the five counties of Essex, Franklin, Hamilton, Herkimer and St. Lawrence, which have 5,804,771 acres of land, valued at \$71,156,739, and have left almost enough to buy the Central New York farming county of Cayuga, 414,137 acres, assessed at \$29,975,150.

New Buildings a New City.
The sum of \$100,000,000 would build a new city larger than Rochester, and one almost as large as Albany and Troy together.

Mount Vernon and Yonkers, the largest cities near New York, could be housed in one third of the new buildings of New York.

And lastly, in every fifteen working days for a year the value of the county of Clinton, \$8,000,000, has been added to the tangible taxable property of New York City. The building of a house involves the conversion of personal property, money into real property. So the builders are placing in evidence each year a vast amount of money which may have dodged the tax gatherer. But that's another story.

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ABNER W. COLGATE.

A REASON FOR IT.

There is Only One Pile Cure That Has Reached a National Popularity and Reputation.

There are many popular medicines that are known in every household in America.

There are blood purifiers, nerve tonics, headache remedies, dyspepsia cures and cough cures, which are sold in every drug store in the nation and beyond.

But all of these must divide their popularity with many rivals—no one remedy has the field to itself—with the single exception of pile cures, for it is a singular fact that there is but one pile cure that can be considered as having a national reputation, without a rival, and the one referred to is the Pyramid Pile Cure, which for seven years has steadily worked into the public favor by reason of its extraordinary merit, until it is known from Maine to California and from Manitoba to the Gulf.

It is true there are many pile remedies having a small local reputation for a year or two, but the Pyramid Pile Cure has rapidly supplanted them all, and really has the field to itself when anything like national popularity is considered.

The explanation is simple. It is because piles is in no sense an imaginary trouble that a bread pill or a simple saline or ointment will cure, but an obstinate, painful and often dangerous trouble, and a remedy to give satisfaction must possess positive and very apparent merit. A person suffering from piles will not experiment for months with a remedy; it must give relief and a cure in short order or it is condemned.

The worst cases of piles are relieved on the first application of the Pyramid and a cure will result in a reasonable time from its regular use.

Medical men use it in preference to operations, because it is safer, is perfectly painless, and the cost to patient is a mere trifle, as all druggists sell the Pyramid Pile Cure at 50c., and as it is used at night, it causes without interfering with regular occupation.

If suffering from any form of piles, bleeding, itching or protruding, a trial of the Pyramid will cure you and add another to its thousands of friends.

POPULATION GROWS SLOWLY IN EUROPE.

Rate of Increase in Many
Countries Is Less
and Less.

ENGLAND FAR BEHIND.

Depopulating Influences Most
Active in Manufacturing
Cities.

According to Signor Bodio, Director of the Statistical Bureau of Italy, the birth rate of most of the countries of Europe is diminishing. That does not imply, Bodio explains in his reports, that the population is decreasing, but that the increase is becoming less and less marked. This diminution of the birth rate is more marked in England and Scotland than in any other European country publishing vital statistics. The mean annual rate of decrease in England and Wales is nearly a third of 1 per cent, or 0.306 per cent; in Scotland, 0.267; in the Netherlands and Germany, each 0.244; in Belgium, 0.238; in Greece, 0.209; in France, 0.179; in Russia, 0.158; in Sweden, 0.147; in Switzerland, 0.128; in Denmark, 0.078; in Austria, 0.076; in Rumania, 0.053, and in Hungary, 0.024.

The causes assigned in England for the retardation of the growth of population

are deferred marriages, the decreased number of marriages, and the diminished fertility of marriage. These depopulating influences are less active in the farming than in the manufacturing and industrial countries; but the tendency of the population is to leave the rural districts and move into the manufacturing centres, and this tendency, therefore, may be added to the causes for the decrease in the birth rate.

This diminution of birth rate, however, is not found in all the European countries. In Portugal, for instance, there is a regular annual increase in the birth rate of 0.475 per cent, or nearly half of 1 per cent; in Italy, 0.085; in Spain, 0.040, and in Norway, 0.012.

**FORTY-SEVENTH'S NEW
DRILL HALL COMPLETED.**
Will Be Turned Over to the Regiment
Next Month by Governor
Roosevelt.

Governor Roosevelt, it is expected, will next month formally turn over to Colonel John G. Eddy the mammoth addition to the Forty-seventh Regiment Armory in Williamsburg.

The new drill hall, which has a floor space of 200 by 300 square feet of space, is the largest in the State. The Forty-seventh Regiment of today is the largest it was before the war with Spain. At that time it was regarded as one of the ideal National Guard regiments of the State. The attitude of many of the members in refusing to go to war has brought the regiment much criticism, and it has lost most of the best men it had. Those who went to the front voluntarily no longer are members of it. They were not inclined to become affiliated with certain men belonging to the regiment who were not patriotic enough to answer their country's call.

The new addition to the armory has cost \$185,000. The improvements have been completed. The immense drill hall contains twelve chandeliers, each containing 120 lights. A gallery surrounds the entire

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WHAT DOCTORS SAID.

"I had internal trouble very badly until it resulted in ulcers of the uterus," writes Mrs. Mary Adams, of Grassycreek, Ashe County, N. C. "I was troubled with it so that I never slept a night for seven weeks. The doctors said I could not be cured, but I commenced taking Dr. Pierce's Favorite Prescription and Pleasant Pellets. After taking two bottles I could sleep all night, and after taking six bottles of 'Favorite Prescription,' and two of 'Golden Medical Discovery,' and three vials of 'Pleasant Pellets,' my case was cured. I had told my husband that I would have to die, as it seemed I could not live. He told me to put faith in Dr. Pierce's medicine, or it had cured others and would cure me. So it did, and I thank God and your medicine for saving my life."

JUST ONE WOMAN.

"Your medicine almost raised me from the dead," writes Mrs. Edwin H. Gardner, of Egypt, Plymouth County, Mass., Box 14. "I had pain all over me, and such a dragged feeling it seemed I could not do my house work. I had to sit down to wash the dishes, even, and also to do some of my other work, too. In the year 1897 I was so sick I did not care to live and prayed many times that God would take me. Then I thought of my little boy and my husband, and thought it would be dreadful to go and leave them behind; so one day I was looking over my papers and found a little book in which I used to keep my husband's accounts. I read it and thought I would write to Dr. Pierce. I sat down, as sad as ever, and wrote a few lines to him, and in a few days received an answer. I decided to try his medicines, and to-day I am a well woman. I have no headache, no pain at all. I used always to have headaches previous to the monthly period, and such pain that I would roll on the floor in agony. This sometimes would occur every two weeks, and I would be very weak afterward. I was in pain all over. My feet would slip from under me when I would try to go across the room, and I could not walk any distance without being in pain. Words cannot express what I suffered in two months. After I had taken one bottle of Dr. Pierce's Favorite Prescription I began to feel better. I took three bottles of 'Favorite Prescription,' and three of 'Golden Medical Discovery,' and three vials of Dr. Pierce's Pleasant Pellets, and was completely cured."

WHAT SHALL I DO?

How many a woman has cried out, "What shall I do to get relief from this intolerable agony?" The best answer to that question comes from some one who realizes that Doctor Pierce's Favorite Prescription was made to cure certain diseases and not certain women.

In plain words, "Favorite Prescription" regulates the periods, dries weakening drains, heals inflammation and ulceration, and cures female weakness. It takes no account of women, except as the victims of the disease, because every woman is exactly alike with respect to organic structure. If "Favorite Prescription" cures ulceration in one woman, it will cure it in any woman. That was the logic of Mrs. Adams' husband:



Crown Princess Stephanie's Future Home.

Despite the protests and pleading of her father, King Leopold of Belgium, of her father-in-law, Emperor Franz Josef of Austria, and of Pope Leo, Crown Princess Stephanie of Austria has determined to wed Count Lonyai of Hungary.

She has already gone to visit her future husband at his castle, and by that step has made her decision irrevocable.

By her approaching marriage with Count Lonyai, Stephanie gives up an exalted place for one which, in comparison with her present position, is a very humble one. As Crown Princess she has had a magnificent estate, a throng of attendants and retainers, and the homage of the most exclusive court in all Europe.

When she first declared her intention of marrying Count Lonyai, her father and the Austrian Emperor begged her to reconsider her resolution, and they even asked the Pope to aid them in dissuading her from her announced purpose. But their beseechings were of no avail.

Count Lonyai comes from an ancient and honorable Hungarian family, but his fortune is insignificant compared to the wealth his bride will doubtless forfeit by her action and opposition to her father and father-in-law. His castle, though pretentious, is a hut compared to the splendors which Stephanie will give up when she becomes his bride.

All Europe is talking of Stephanie's decision, and is wondering what effect it will have on the aged Austrian Emperor, already overwhelmed with sorrow and misfortune.

Mystery in This Suicide.
A man who was known only by the name of Smith, about forty-one years old, committed suicide yesterday at No. 201 East Sixty-third street by inhaling illuminating gas.

He was of slender build, had brown hair and a mustache.

Hanged Himself with a Strap.
The body of John Gorzi was found hanging by a strap which was fastened around his neck on the fire escape on the second floor of No. 65 Washington street yesterday morning.

SHE WAS A WRECK.
"I had inflammation of the internal organs and hemorrhage for three months so that I could not turn over in bed without help; and soreness of the abdomen, and also bladder trouble," writes Mrs. Jennie Lee, of Lethbridge, Alberta, Dist., N. W. T., Canada. "In fact, I was a complete wreck, and the local doctor's medicine would not stay on my stomach, so I had to stop taking it, and he told my husband I had to be kept quiet, and he had but little hope for me. I happened to pick up a paper with your advertisement in it and I thought I would try your medicines. I have taken seven bottles of 'Favorite Prescription,' six of 'Golden Medical Discovery,' and three of 'Pleasant Pellets,' and from the first day I commenced with them I began to get better, and soon got as well as ever."

HOW A WELL WOMAN FEELS.
"I feel like a new woman," writes Miss Annie Stephens, of Belleville, Wood Co., West Va. "I took several bottles of the 'Favorite Prescription,' and of the 'Golden Medical Discovery,' I have no headache now, and no pain in my side any more. No bearing-down pain any more. I think that there is no medicine like Dr. Pierce's medicine. I thank you very much for what you have done for me—your medicine has done me much good."

Here and there a woman is found who is different from the average of her sex. She is different, not

the treatment and cure of diseases of women.

In a little over thirty years Dr. R. V. Pierce, chief consulting physician to the Invalids' Hotel and Surgical Institute, Buffalo, N. Y., assisted by his staff of nearly a score of physicians, has treated and cured more than half a million women.

This offer of free consultation by letter, therefore, must not be confounded with the offers of "free medical advice," made by those who are not physicians and whose advice on disease is consequently not only worthless, but dangerous.

There is no similar offer of free medical consultation and advice, whether made by man or woman, which has behind it an institution of

NATIONAL FAME

like the Invalids' Hotel and Surgical Institute, of Buffalo, N. Y., or a specialist of Dr. Pierce's standing, with an associate staff of nearly a score of assistant physicians.

All correspondence is strictly private and sacredly confidential. Write, without fear or fee, to Dr. R. V. Pierce, Buffalo, N. Y.

There is no alcohol in "Favorite Prescription," and it is absolutely free from opium, cocaine and every other narcotic drug. In this it differs from almost all other put-up medicines for woman's use. It is a strictly temperance and purely vegetable preparation, and cannot disagree with the weakest constitution.

Sometimes a dealer, for the sake of a little extra profit, will offer the customer a substitute for "Favorite Prescription" as "just as good." If you want the medicine that cured Mrs. Gardner, Mrs. Lee, and Miss Stephens, and thousands more, remember it was Dr. Pierce's Favorite Prescription. There's nothing else "just as good."

JUST FOR THE ASKING
and the expense of mailing only, you can obtain Dr. Pierce's great work, The People's Common Sense Medical Adviser, free. This great work contains 1008 pages and deals with the facts vital to woman's health and happiness. The cloth-bound book is sent free on receipt of 31 one-cent stamps, the cost of mailing only. Or the book in paper covers can be mailed for only 21 stamps.

Address Dr. R. V. Pierce, Buffalo, N. Y.

The evidence that Dr. Pierce's Favorite Prescription makes weak women strong and sick women well is overwhelming. More than that: it makes old women new. Women who have been prematurely aged by pain are restored to youthfulness. The eye brightens, the cheek rounds and reddens, the form fills out. The woman not only feels like a new woman, but she looks like a new woman.

LORD ROSEBERY'S IDEAL TENEMENTS.

First Dwellings of Their
Kind Ever Built in
England.

London, Nov. 25.—The model artisan dwelling erected by the Shoreditch Vestry at Hoxton, the first built by any vestry or district board, have been opened by Lord Rosebery. They can accommodate four hundred persons. They were erected at a cost of \$88,000. For three rooms \$2.50 per week will be charged and \$2.00 for two rooms. The total annual rental will exceed \$7,500.

In his speech at the opening, Lord Rosebery, after complimenting Shoreditch on the example it has set, said that despite the great good done by such schemes the vestry would be obliged to deal with what was to be done with the great residuum of misery and crime which in the long run they would be obliged to deal with. One difficulty they had to face was the acquisition of property and he thought legislation could simplify it greatly. At the present time the landlords of the slums were largely the masters of the situation.

His lordship was of the opinion that they ought to be able to house the great working class population of London more healthily and more economically in the country near London. If they had the power to remove their inmates and their invalids outside the county of London why should they not have the power to lodge the interested artisans and mechanics? It was a scheme to which no plausible objection could be made.

IF YOU WANT TREES, JUST ASK FOR THEM

City Shade Can Be Had
If People Will Only
Heed This Offer.

The Tree Planting Association of New York City is especially active just now in urging the people of the big town to set out trees in their streets, or to allow the Association to do it for them. Now is the time for planting, and the Association, of which former Mayor William L. Strong is president, is anxious that advantage should be taken of every hour. The Association is sending out a circular containing a catalogue of trees best adapted for avenue, street or roadside planting, and offering suggestions by experts affecting the choice of trees and as to planting. This letter on the subject is self-explanatory.

Editor of the New York Journal:
Autumn has come again, and with it comes, as usual, the annual influx into the city of the crowds of people who have been spending the Summer among the mountains or by the sea, or in Europe. Let us hope that they bring back with them not only renovated health and faculties, but also a few useful impressions that may be put to practical use at home. And if there is one thing more than another with which the observant New Yorker must be impressed in his travels, it is the extensive use which is made of shade trees in almost every town except his own. Whether his Summer days have been spent in the Adirondack woods, or under the spreading oaks of the New England village, or if he has gone far enough to enjoy the leafy lanes of old England, or the Parisian Boulevard, or the tree-lined avenues of the German watering places, he must allow that trees of some kind or other have made a large share of his vacation pleasure, and that their kindly influence and their grateful shade he owes much of his physical and mental rejuvenation.

We have heard it said that if one American in a hundred who went abroad brought back with him a new and useful idea, and if one in ten of such ideas were put into practice, we could well afford all the money our people spend in Europe. Why cannot the streets of our cities, for instance, be made as beautiful and enjoyable as those abroad, with handsome shade trees? Washington has set the rest of the country an example of what may be done in this way, and it is shameful that New York, the metropolitan city, should be so far behind.

Individuals cannot do much, perhaps, but we have the New York Tree Planting Association, now in its fourth year of successful operation, which has already made an excellent beginning, and has set out hundreds of trees in various parts of the city. Colonel John Y. C. Fisher, the secretary of the Association, and his office is in the Potter building, Park row.

Write to him for instructions, and he will arrange with you and your neighbors

